

DUMPSTER ENCLOSURE DETAILS & SPECIFICATIONS



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Dumpster Enclosures

Garbage containers are required to be screened on all sides, and constructed so as to be accessible to garbage trucks. Applicants submitting site plans which include the siting of a garbage dumpster and construction of the required enclosure should be familiar with the requirements of the Zoning Ordinance and the minimum standards adopted by the City.

Applicants should consult Section 146-132 and the attached drawings for the requirements of dumpster enclosures.

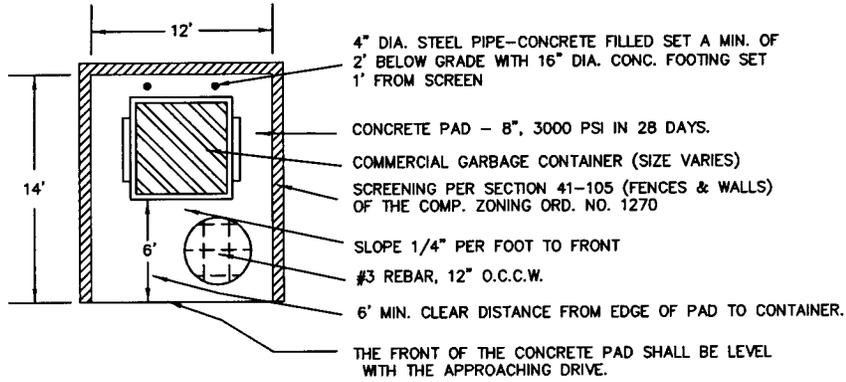
The minimum height of the screening device for garbage, trash or refuse containers is 7 feet and the maximum height is 8'- 4", except for "ML", "MH" and Industrial "PD" Districts where the maximum height of a screening device is 10 feet.

When siting a dumpster enclosure on a property, applicants should consider how easily a 32 foot long truck can enter the site, maneuver to the dumpster, access it (including at least 40 feet straight from the screening gates for backing), and either exit the site or maneuver to the next dumpster. Firelanes provide adequate maneuvering lanes, but note that enclosures can not be located within firelanes. Locations that require a truck to perform excessive backing (> 80 feet) are discouraged.

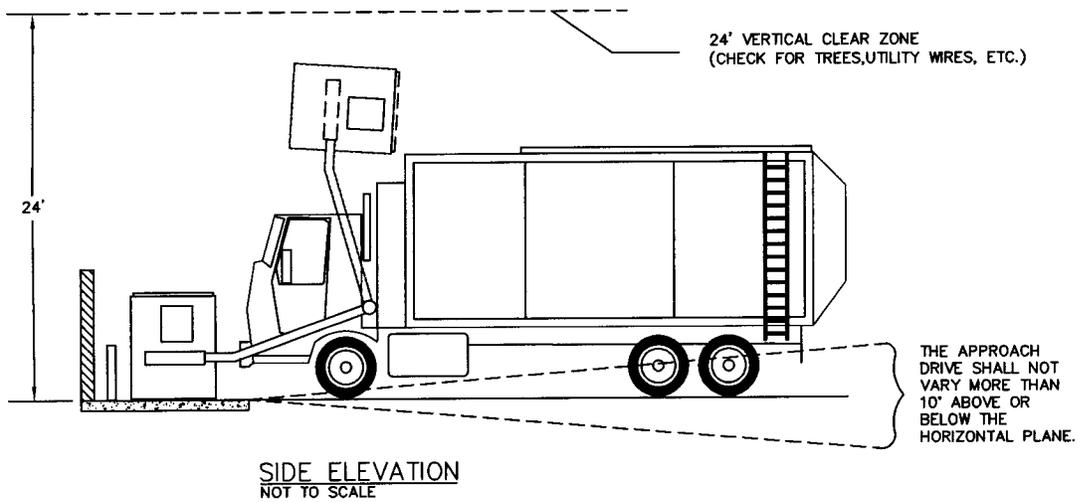
Screening gates are required to be solid metal and screen the dumpster from view when closed. Gates should swing out to an angle greater than 90% and create an opening at least 12 feet wide for the truck to enter the enclosure. Pins should hold the gates open while the dumpster is being accessed. Gates should also swing clear of all firelanes.

Buffering (landscaping) is required around screening walls wherever they abut a non-paved surface or a required landscape area. Acceptable buffering includes a row of hollies (Nellie R. Stevens, Burford, etc.) along the screening walls.

For more information about the minimum standards for dumpster enclosures, contact the Planning Department or the Environmental Waste Department.

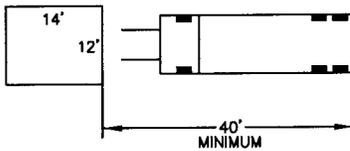


PLAN VIEW



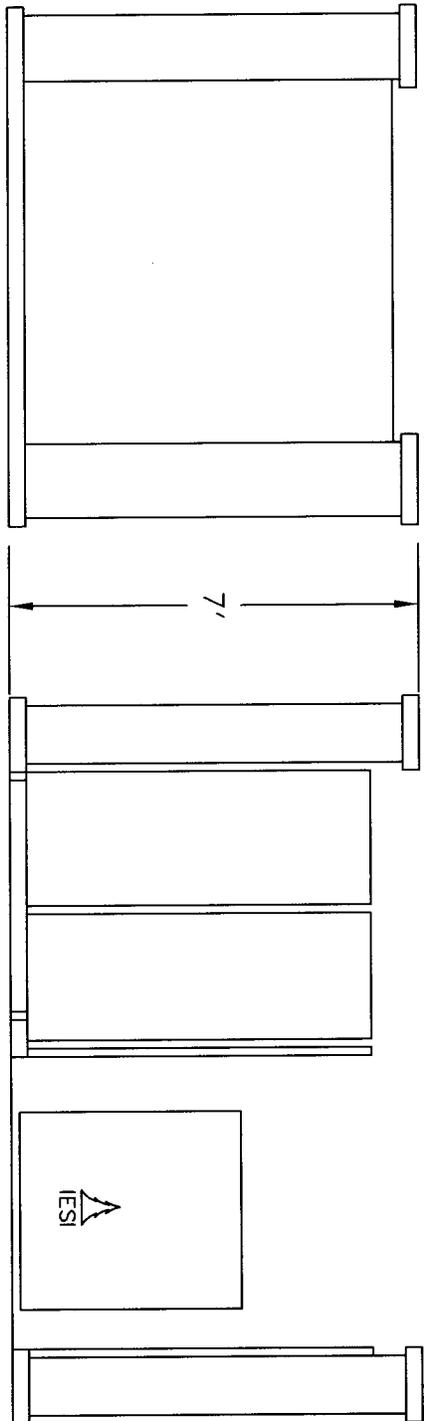
NOTE:
IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO OPEN GATES USED TO ENCLOSED CONTAINERS PRIOR TO COLLECTION.

PROPERTY OWNER/TENANT IS RESPONSIBLE FOR MAINTAINING DUMPSTER ENCLOSURES AND ADEQUATE ACCESS / EGRESS. DUMPSTER PADS MAY NOT BE LOCATED IN RIGHT OF WAY OR FIRE LANES.



HORIZONTAL CLEAR ZONE FOR TRUCKS APPROACHING A COMMERCIAL GARBAGE SHALL BE A MIN. OF 40' FROM THE FRONT OF THE PAD.

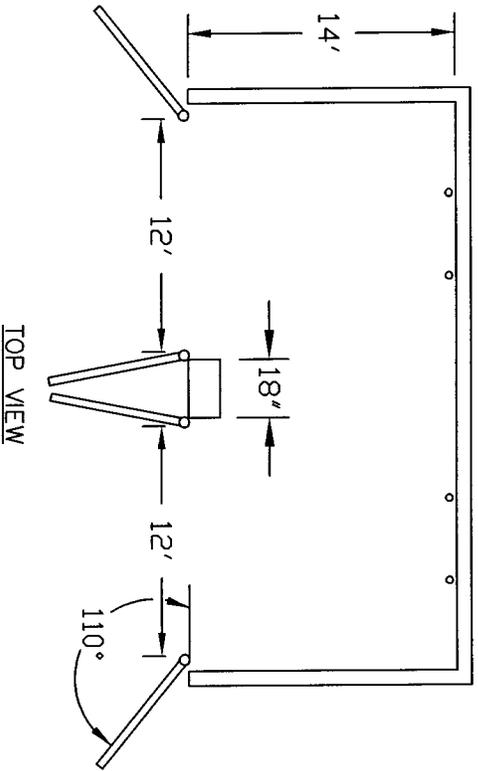
 CITY OF MCKINNEY, TEXAS PLANNING & ENGINEERING DEPARTMENTS	
DRAWN BY: C.C.R.	DATE: 10-09-06
APPROVED BY: J.K.	N.T.S.
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DUMPSTER ENCLOSURE DETAIL	



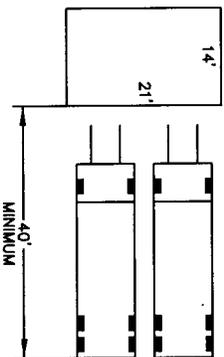
SIDE VIEW

* Min. 7' - Max. 8'-4"
 Except for "ML" & "MH" and
 Industrial "PD" Districts 10'
 is allowed

PARTIAL FRONT VIEW

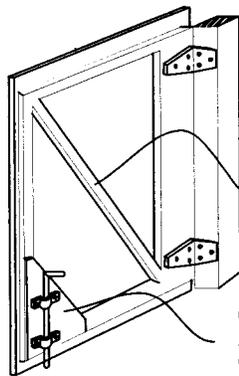
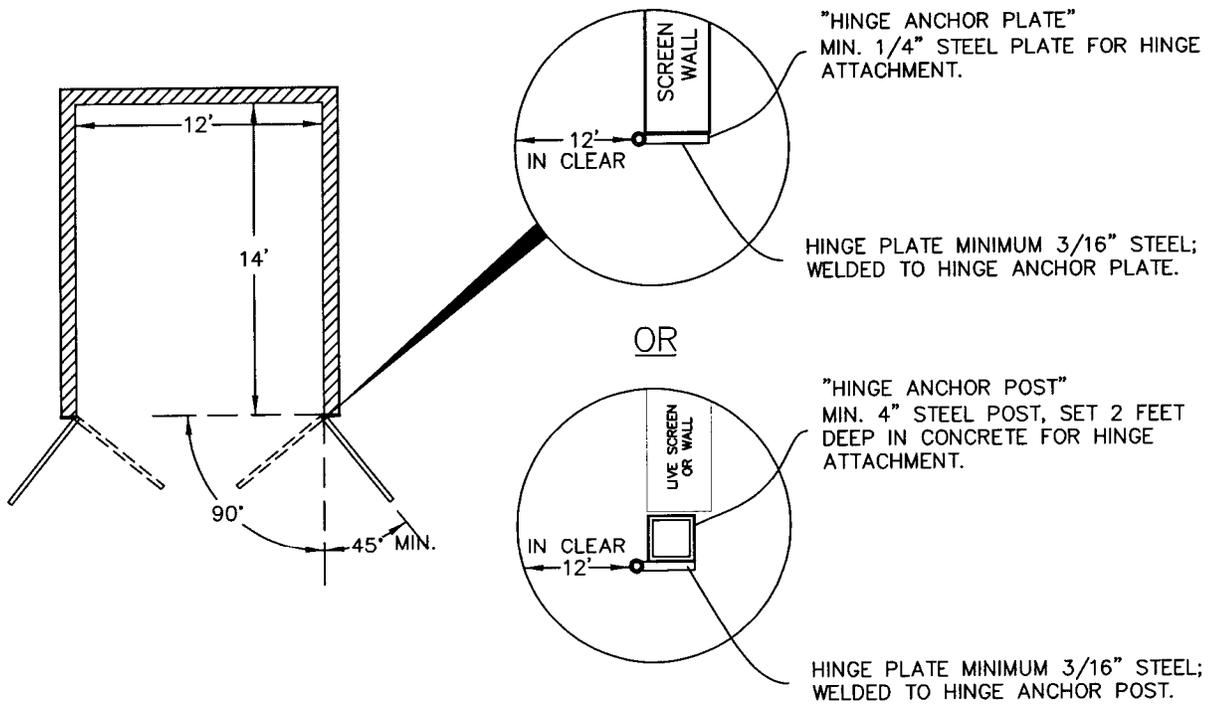


TOP VIEW



HORIZONTAL CLEAR ZONE FOR TRUCKS APPROACHING A COMMERCIAL
 GARBAGE SHALL BE A MIN. OF 40' FROM THE FRONT OF THE PAD.

	
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DOUBLE DUMPSTER ENCLOSURE DETAIL	



ALL GATES SHALL BE CONSTRUCTED IN MANNER TO INSURE THAT GATE CAN SUPPORT ITS OWN WEIGHT, IN A FREE SWINGING POSITION. METAL DOORS SHALL BE PRIMED AND PAINTED.

ALL GATE SHALL HAVE CROSS MEMBER FOR BRACING.

GATE STOPS MUST BE INSTALLED ON ALL GATES TO SECURE GATE IN OPEN OR CLOSED POSITIONS.

NOTE:
ENCLOSURES CONTAINING MULTIPLE DUMPSTERS;
2-DUMPSTERS W/O CENTER POST FOR GATES
21 FT. GATE OPENING X 14 FT. DEEP

2 OR MORE DUMPSTERS-12 FT. IN CLEAR GATE
OPENINGS W/ CENTER POST X 14 FT. DEEP



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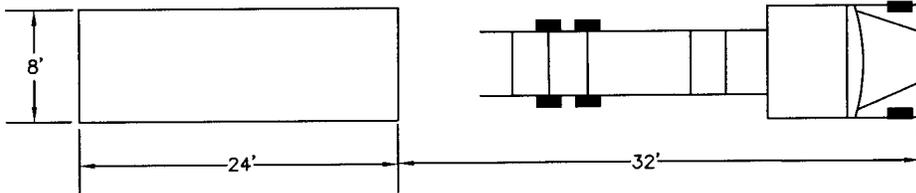
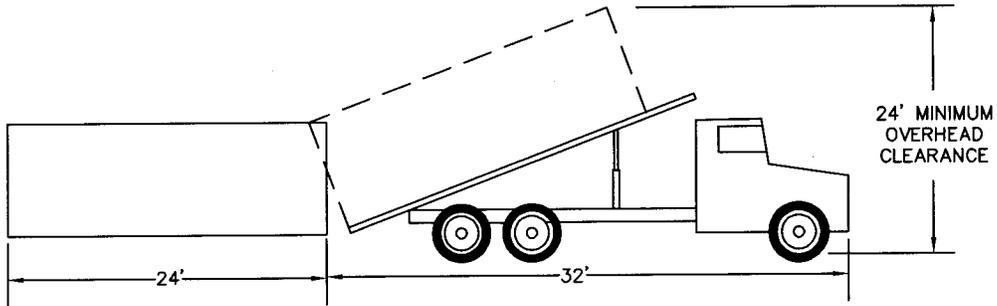
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DUMPSTER ENCLOSURE DETAIL



NOTE:
 NEED MINIMUM CLEARANCE
 12'W X 60'L X 24'H



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ROLL-OFF STYLE DUMPSTERS